

When recorded return to:
Michael Wayne Starbird
46229 Baker Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2262

Jun 23 2020

Amount Paid \$3333.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042464

CHICAGO TITLE
620042464

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard C. Tremper, an unmarried person as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Michael Wayne Starbird, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 220, Cedargrove on the Skagit, as per plat recorded in Volume 9 of plats, pages 48 through 51,
inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64304/ 3877-000-220-0008

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2020

Richard C. Tremper
Richard C. Tremper

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that
Richard C. Tremper
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6-23-2020



Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CEDARGROVE ON THE SKAGIT:

Recording No: 715090

2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 14, 1994
Recording No.: 9404140020

Modification(s) of said covenants, conditions and restrictions

Recording No.: 9511020058
Recording No.: 9702120073

3. Liens and charges as set forth in the above mentioned declaration,

Payable to: Cedargrove Maintenance Company

4. Exceptions and reservations as contained in instrument;

Recording Date: September 23, 1939
Recording No.: 317248
Executed By: The Federal Land Bank of Spokane

5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 11, 2007
Recording No.: 200712110047

EXHIBIT "A"
Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200811210102
Recording No.: 200910080108
Recording No.: 201110070050
Recording No.: 201605240048

6. Covenants, conditions and restrictions contained in deed;

Recording No.: 7910050017
As Follows: Use of said property for residential purposes only

7. Liens and charges as set forth in the above mentioned instrument,

Payable to: Skagit River Development Company

8. Skagit County Conditional Agreement - Alternative Sewage System Installations including the terms, covenants and provisions thereof

Recording Date: May 9, 1991
Recording No.: 9105090017

9. Bylaws and the terms and conditions thereof

Recording Date: September 11, 2006
Recording No.: 200609110132

Modification(s) of said bylaws

Recording No.: 201110070051
Recording No.: 201104040113
Recording No.: 201310030026

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such

EXHIBIT "A"
Exceptions
(continued)

incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Dues, charges and assessments, if any, levied by Cedargrove Maintenance Company.